

**Wilderness Ridge HOA Annual Meeting**  
**November, 17,2021**

**Board of Directors**

Those present include: Rennie Walt-president, Boyd Smith-roads and maintenance, Steve Gealy-vice-president, outgoing secretary Connie Ballew, incoming secretary Carolyn Otte, Tom Bittner (advisor)

Not present: Sean Ngo(advisor), Chuck Greenway-treasurer

Meeting was called to order by President Rennie Walt at 7:00

Walt introduced the proposed Board members for 2022 and a motion from the floor was moved and seconded and approved for the following people to serve on the board:

Rennie Walt, President	Steve Gealy, Vice President
Carolyn Otte, Secretary	Chuck Greenway, Treasurer
Boyd Smith, roads and maintenance	Tom Bittner, Advisor
Sean Ngo, Advisor	

Rennie thanked Connie Ballew for her service as the secretary and welcomed Carolyn Otte to the board.

**Chip Cary**—General Manager of Wilderness Ridge Golf Club was introduced and took questions from the floor:

Q:Would it be possible to get trees by #16 tee box as their house is getting hit with golf balls

A: Chip would be happy to meet one on one. They are working on removing diseased trees right now.

Q: What is the projected date for the pool opening?

A: Looking towards Memorial Day for the opening.

Follow up question: When will the tennis/pickle ball courts be done and how many? A: Courts should be done in the late spring, there will be 3 tennis courts with 2 of them being double striped for pickle ball.

Q: White signs on the course now prohibiting walking on the cart paths. Could we walk during times when the course isn't being used?

A: Too much liability to have people on the cart paths, could get hit by golf balls. Also they have seen bikes, strollers and they do not want that on the course.

Follow up question: Could there be stop signs in addition to the white signs for the golf carts in each location alerting them to stop as they enter a street? A: Not prepared to answer that right now.

As a follow up to this it was decided that Chip and the Board will talk to make sure everyone is safe and the proper signage is in place. Chip is not objecting to more signs.

Q: Last spring there was some mold on a homeowners property that a landscape company said was directly related to the growth of weeds

A: Chip will talk to Tom and perhaps mowing more often would help this situation. Chip did advise the homeowners that he was down 8 full time grounds crew members this year so weekly mowing was pushed out a bit.

Q: Algae on ponds?

A: This was a bad algae year and the ponds are shallow which makes the algae worse. Chip advised WR has invested resources to work on ponds. They have also partnered with Univ. Of Nebraska and they are doing research on pond algae. Some of the growth on the ponds is duck weed and very difficult to kill. Also someone added some lily's to the pond on #6 which homeowners shouldn't do and they took over.

Q: People understand the man power shortage but who is responsible for the upkeep by the cart paths? They don't seem to be watered and have a lot of dandelions.

A: In the spring they apply a preemergent and then later a post emergent. Also Chip adv. that some of the paths aren't irrigated.

Q: One homeowner advised he had lived in WR 17 years and the cart paths used to be irrigated and now they are not—why not?

A: Chip will check the irrigation map and review the irrigation lines. Homeowner adv. that this is near #10.

Q: Homeowners are responsible to remove their dead trees etc and replace—does WR have a tree replacement plan?

A: WR will remove dead trees but as of right now there is not a replacement plan.

Q: What is going on as far as renovations downstairs in the club house?

A: There will be a new bar and grill for members only, there will be a 1600 sq ft fitness area, new men's locker room, updates to the women's locker room. Hopefully all these projects will be completed at about the same time, and hopefully that will be around June 1st. It was noted that a fitness membership is included with your WR membership.

Q: What fitness equipment will there be?

A: There will be dumbbell racks, and there will be a lot of cardio machines. There will be interactive treadmills and ellipticals with individual screens. It will not be a staffed fitness area.

Q: Will there be a menu change?

A: yes, in about 4-6 weeks

Q: Has there been any outreach by the WR staff to the neighborhood homeowners about memberships for the private club?

A: There are many different membership levels and there is no discount for homeowners.

Q: Can I drive a white golf cart?

A: All carts need to be registered with the golf course as well as the HOA. WR wants a consistent look for all golf carts that are being used on the course. They don't care about the color of carts driven on the streets.

Q: Will there be a swim team, tennis team etc?

A: Yes, and they have completed a job description and it will be sent out.

Q: What about a dual membership if you belong to a different club in Lincoln?

A: If you live on the golf course your primary club needs to be WR with your other club being secondary even if you have belonged to the other club for years.

Follow up question: How can this be changed? And who should this be addressed to? A: Chip will take this up with his management team.

Additional comments by Chip Cary: When the restaurant is fully staffed again they will begin to add days back in. They have hired a new executive chef, they are light on food line employees and they have hired a recruiting specialist to help with hiring and restaffing issues. Chip would like to see Sunday food service back as soon as possible.

A homeowner let Chip know his positive, long term changes are appreciated and they thought the golf staff has done a great job.

**Roads and Maintenance**—Boyd Smith reported about the street pavings that were completed this last year and that Larges Ct. will be done next year. In all we spent \$500,000.00 on streets and annually we budget approximately \$7,000.00 for crack sealing on the streets. He also adv. that if anyone sees a street light out to let them know and they will get it replaced. We have budgeted \$25,000.00 to replace street signs. The new ones will be square steel posts that will be sturdy and they will have the blue and white street signs. Also adv. that Rokeby Rd. is not a part of our HOA so the city takes care of their street for signs and snow removal. Boyd also adv. the HOA is responsible for the upkeep of the roundabout off 27th Street and WR is responsible for the roundabout off Yankee Hill Rd.

**Financials**—Rennie gave the report in Chuck Greenway's absence. Currently the total Assets are \$91,817, which includes cash balances of \$88,997. There were no liabilities for total Equity of \$91,817. Currently there are delinquent accounts receivable of \$2,300 which is primarily comprised of 4 homeowners that have liens filed on their properties because they haven't paid their homeowners dues. Rennie adv. that there will be a tree trimming service going through the neighborhood at the cost of approx \$7,500.00 and they will trim trees that are overgrown and trucks are hitting the branches. Dues will remain the same for next year at \$500. Another note was that the snow removal was a lot last year due to heavy snowfall. There was a question

about the tree trimming and isn't that a responsibility of the homeowner? Rennie adv that they got a very reasonable price for all the trees and the board made an executive decision to go ahead with it and we will look at having this done on a regular basis—maybe not every year but probably every other year.

**Legal Update**—Steve Gealy was happy to report there aren't any legal issues right now.

**President's update**—Rennie adv. the homeowners that right now the focus will be on tree trimming, continuing to maintain the cul de sacs and entrance. We have done a facelift for the HOA landscaping throughout. We have put down mulch, replaced 10 trees, relocated boulders and we will now be having new lighting for the waterfall on the 27th street entrance. Right now we have about approx 53 registered carts for WR members and approx 16 that are non membership registered carts. We did spend some money to get new stakes for the “No Parking” signs and Rennie reminded homeowners to get some signs to put near their property when they are having a large party so people only park on one side of the street. Rennie also reminded people that there are to be no political or contractor advertising signs in homeowners yards. It was suggested that we would like all homeowners to use Paragon garbage haulers so that we can have fewer garbage trucks on our streets. He encouraged people to switch to Paragon if possible. Rennie also adv. homeowners that the snow stakes are in and please push them into the ground further and straighten. If you need more stakes he adv. you go to a hardware store and get more. President Walt also adv. homeowners that uneven sidewalks are the responsibility of the homeowner and if you have sidewalks that are elevated to please repair them.

Q: When will the Christmas lights go up?

A: They are going up now and will go on after Thanksgiving. We are responsible for the lights on the trees on the 27th street entrance.

Q: Have we thought about cameras for security?

A: The board has talked about it but it is very cost prohibitive.

Q: What are the protocols for homeowners doing construction projects at their house?

A: Rennie adv. that homeowners do not need to submit plans to the HOA board but they do need to make sure they are in compliance with the covenants. If the project does not comply with the covenants it would be the homeowners responsibility to redo the project at their cost.

Q: Can we have a fence if we don't have a pool?

A: no, and to change this covenant you would need to have a 2/3rds vote of the HOA.

The meeting was adjourned

Minutes respectfully submitted by Carolyn Otte